



**Town of Harpswell**  
**Planning Board Minutes**  
**December 3, 2014**  
**WORKSHOP**  
**Approved January 21, 2015**

**Members Present**

David I. Chipman, Chair  
Paul Standridge, Vice Chair  
Aaron Fuchs  
John Papacosma, Associate Member

**Members Absent**

Burr Taylor  
Debora Levensailor  
Frank Wright, Associate Member

**Staff Present**

Carolyn Eyerman, Town Planner  
William Wells, Code Enforcement Officer  
Diane Plourde, Recording Secretary

The Town of Harpswell Planning Board meeting was called to order at 6:30 p.m. by David I. Chipman, Chair. The Pledge of Allegiance was recited. Board members were introduced.

**Old Business:** None

**Public Hearing: Review of Ordinance Amendments**

- BLUO/SZO/Definitions Addendum – Timber Harvesting
- BLUO/SZO – Accessory Residential Unit and in-law suite
- Impermeable Surface/LID/Green Infrastructure
- Subdivision Ordinance
- BLUO/SZO – Home Occupations – Fishing Related
- Sign – Enforcement Language
- Definitions – Structure
- BLUO – Noise
- Parking
- Pesticides/Insecticides

**Timber Harvesting:**

Ms. Eyerman stated that she has contacted Mike Morse, Maine DEP and Keith Cannety at the Forestry Office to look into this Ordinance and is waiting to hear back from both by the next regular meeting. She said the Ordinance language will coincide with the State's version.

**Accessory Residential:**

Ms. Eyerman defined caregiver in the Definitions Addendum and noted that the Shoreland and Basic Land Use Ordinances have different wording as to Accessory Residential and In-law Apartment. Discussion continued regarding the square footage, what constitutes a separate dwelling, and septic requirements. Mr. Wells asked that the wording "and/or" be included within the Definitions Addendum for caregiver.

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**Impermeable Surface:**

The discussion began with whether a gravel parking lot was considered impermeable, and Ms. Eyerman noted that the DEP considers it so. Discussed also was the percentage of property used for parking spaces for both commercial and residential properties.

**Subdivision:**

Ms. Eyerman added in new language in the ordinance regarding recording of plans, spaghetti lots and liquidation harvesting.

**Home Occupation/Fishing Related:**

One issue concerning the Commercial Fishing is to make it clear where it is allowed and also to change Section 13.5 of Shoreland Zoning Ordinance to revert back to the wording as it read two years ago. Ms. Eyerman noted that the Land Use Table should be changed to make it clearer reading.

**Sign:**

The enforcement of this ordinance was discussed to change the language where needed.

**Structure – Definition:**

Ms. Eyerman contacted Mike Morse at the DEP regarding definitions they use and a return response should arrive before the next regular meeting. Discussion continued regarding tents, tree houses, picnic areas etc.

**Noise:**

Ms. Eyerman noted that there was no language yet for this ordinance and asked the Board to be suggest wording at the next regular meeting.

**Parking:**

Discussion was to remove “*7 or more vehicles*” Section 15.7 of the Shoreland Zoning Ordinance and add “*1,000 square feet of parking*” in its place.

**Pesticides/Insecticides:**

The Conservation Commission is working with Ms. Eyerman on this and will have a draft wording for the next regular meeting.

The Board members were given de minimis changes of the Basic Land Use and Subdivision Ordinances to review before the next regular meeting.

Workshop meeting adjourned at 7:55 PM

Respectfully submitted by:

Diane Plourde  
Recording Secretary